



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS # 168/007-01-2017
AMENDMENT # One
FOR Tennessee School for the Deaf Student Cottages
Replacement Knoxville, Knox County, Tennessee

DATE: November 6, 2018

RFP SBC NUMBER 168/007-01-2017 IS AMENDED AS FOLLOWS:

1. This RFP Schedule of Events updates and confirms scheduled RFP dates.

| EVENT | TIME (Central Time) | DATE | UPDATED / CONFIRMED |
|---|---------------------------|----------------------|------------------------|
| 1 RFP Issued | | October 10, 2018 | Confirmed |
| 2 Disability Accommodation Request Deadline | | October 18, 2018 | Confirmed |
| 3 Pre-response Conference | 2:00 pm | October 23, 2018 | Confirmed |
| 4 Notice of Intent to Respond Deadline | | October 24, 2018 | Confirmed |
| 5 Written "Questions & Comments" Deadline | 2:00 pm | October 30, 2018 | Confirmed |
| 6 State Response to Written "Questions & Comments" | | November 6, 2018 | Confirmed |
| 7 Response Deadline | 2:00 pm | November 13, 2018 | Confirmed |
| 8 State Completion of Technical Response Evaluations | | November 20, 2018 | Confirmed |
| 9 State Opening & Scoring of Cost Proposals | | November 20, 2018 | Confirmed |
| 10 State Notice of Intent to Award Released <u>and</u> RFP Files Opened for Public Inspection | | November 21, 2018 | Confirmed |
| 11 State Building Commission (SBC) Approval Sought | | December 13, 2018 | Confirmed |
| 12 State sends contract to Contractor for signature | | December 13, 2018 | Confirmed |

| EVENT | TIME (Central Time) | DATE | UPDATED / CONFIRMED |
|----------------------------------|---------------------------|----------------------|------------------------|
| 13 Contractor Signature Deadline | | December 20, 2018 | Confirmed |

2. State responses to questions and comments in the table below amend and clarify this RFP.

Any restatement of RFP text in the Question/Comment column shall NOT be construed as a change in the actual wording of the RFP document.

| QUESTION / COMMENT | | STATE RESPONSE |
|--------------------|--|---|
| 1 | When do you anticipate construction will begin? | It is anticipated that construction will begin in Fall 2019. |
| 2 | In Section 4.5 of the RFP, there is a reference to Article 11 of the General Conditions to determine the required insurance limits for this project. In Section A.5 of our proposal response, we are required to provide a sample insurance certificate based on limits described in the "Pro Forma Contract". Would you be able to point me in the right direction to obtain this information? | Please refer to Item #3 (on page 4 of this amendment) below. |
| 3 | RFP Attachment 6.6, reference several documents that are not included with the RFP. And we were not able to locate them on the TN Department of General Services website. Can you please provide the following: <ul style="list-style-type: none"> a. Attachment A: Attestation re Personnel used in Contract Performance b. Attachment B: Pre-Construction Services Payment Schedule c. Attachment C: CM/GC Scope of Services and Deliverables | The attachments are a part of the Pro Forma Master Contract included in the RFP (below are the page numbers where you can locate the attachments on the PDF document of the RFP and Contract that is posted on the STREAM website https://www.tn.gov/generalservices/real-estate/-redirect-stream/contractors/requests-for-proposal--rfps-.html). Attachment A can be located on Page 55. Attachment B begins on Page 56. Attachment C begins on Page 62. |
| 4 | RFP Attachment 6.3, Section D. In the list of items to be included within the Lump Sum General Conditions, the twelfth item from the top list, "Installation and Removal of Temporary Utility Conveyances". <ul style="list-style-type: none"> a. Please explain the difference of this item and RFP Attachment 6.3, Section C, "Temporary Utilities Required for Construction, excluding usage charges". | <ul style="list-style-type: none"> a. Lump sum charge included the installation and removal of temporary conveyances for all temporary utilities, the monthly charge should include the usage charges for the office and other trailers and any maintenance charges of the temporary conveyances but not the usage charges for the utilities provided to trades in the building during construction b. As this is new construction, there is no utility cost history. No allowance will be provided. |

| QUESTION / COMMENT | STATE RESPONSE |
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| <p>b. Please provide site information on existing utilities so that this item can be evaluated and included. If not available at this time, would the owner consider providing an allowance for this item?</p> | |
| <p>5 RFP Attachment 6.3, Section C. In the list of items to be included within the Monthly General Conditions, the fourth second to last item list, "Refuse Dumpster Rental (not including HPBr recyclables) and Disposal".</p> <p>a. Are we to include this item for the whole project? Other items with the list clarify that they are for the Whole Project.</p> <p>b. How is the cost for HPBr recyclables accounted for? Currently in the region of this project, there is not a service provider that will sort and dispose of construction waste. Will this service be considered a project cost?</p> <p>c. The RFP does not provide enough project information and details to accurately estimate some of these items for the actual construction trade scope of work. One example would be the dumpster volume can vary based on the construction of the building, potential off site pre-fabrication, and selected finishes.</p> | <p>a. Yes. The item should be included for the whole project. This includes, but is not limited to, all rental fees, pull charges, dump charges and other related monthly costs.</p> <p>b. Include HPBr recyclables in Section D.</p> <p>c. Construction Manager should use professional estimate of cost based on size and scope of project and proposed methodology for construction.</p> |
| <p>6 Several of the items within the GCs, both monthly and lump sum, have been revised to reference the "whole project".</p> <p>a. Can you clarify what is meant by this change?</p> | <p>There have been no revisions to this RFP but the language in this RFP may differ from that of RFPs issued for other State projects.</p> <p>a. "Whole Project" has been added for clarity and denotes the anticipated coverage to be provided by the Construction Manager if there are no exclusions. All items should be considered for the "whole project." No allowance will be given for General Conditions assumed by the Construction Manager to be only for a portion of the project.</p> |

| QUESTION / COMMENT | STATE RESPONSE |
|---|--|
| <p>b. Are items that have not been noted as for the whole project to be considered only for our scope of services? One example would be the Parking and Shuttle services. Is that for all workers on the site or only our staff to perform our scope of services.</p> | <p>b. If “whole project” is not indicated it would be up to the Construction Manager based on their intended methodology for the project. All items should be considered for the “whole project.” No allowance will be given for General Conditions assumed by the Construction Manager to be only for a portion of the project.</p> |

3. Please delete RFP Section 4.5. in its entirety and replace with the following:

4.5. Insurance

The State will require the apparent successful Respondent to provide proof of insurance coverage as required by the Designers' Manual, Conditions of the Contract, Section 00 72 23 (Article 11) General Conditions, and Section 00 73 15 (Article 11) Supplementary Conditions, which can be obtained from <https://www.tn.gov/generalservices/real-estate-/redirect-stream/designers-consultants/designers--manual.html>.

Proof of insurance coverage is a condition precedent to the State's execution of the Contract. Any insurance required by the State shall be in the form and substance acceptable to the State.